

**33 Callanish Street, Truganina, Vic 3029**



**Sold House**

Friday, 1 September 2023

33 Callanish Street, Truganina, Vic 3029

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

**\$624,000**

Unique & Co. Real Estate Group proudly present to you this gorgeous family home that is situated 33 Callanish Street, located in the highly sought after Ellarook Estate in Truganina. A desirable floor plan will appeal to the first home buyer, investor or empty nester. This newly built property has three generous sized bedrooms and a master bedroom with ensuite and walk-in robe which is ideal for a growing family. The remaining spacious bedrooms are serviced by the main bathroom with a toilet. This home includes a well-equipped kitchen with a stone benchtop, gas burner, oven, dishwasher, and plenty of storage. This home has an excellent floor plan for your family's modern convenience and luxury of room. Quality and convenience are hallmarks of this residence. With natural light beaming throughout the room, you will easily seek comfort and relaxation here. Open plan living area is bursting with natural light and includes sleek kitchen with stainless steel appliances plus ample workspace and storage including pantry. This North facing property comes with separate meal and lounge area and a double garage. A great opportunity for First Home Buyer to avail FHG and save stamp duty. Welcome to an outstanding lifestyle opportunity in Melbourne's west, in a carefully planned neighborhood only 25 minutes from the city. You've already discovered Ellarook and established your position here. A real and supportive community where you can pursue your goals and raise a family. Green space, shopping, schools, and all of life's basics are all close by. You can spread out and expand here. Here is the spot where you can be inspired every day. A Central Park and playground are among the more than 8 acres of green space in Ellarook that make it simple to lead a healthy outdoor lifestyle. At Ellarook, you can watch your kids develop and learn. Many public and private secondary schools and colleges are located close to Ellarook, including the Garrang Wilam primary school and the upcoming Elements Education Precinct, which are both accessible by foot from the estate. Special Features: • 2700mm Ceiling • Master Bedroom with en-suite and walk-in robe • Three additional rooms with built-in robes • Separate dining and family area • 900 mm Kitchen appliances • Dishwasher provided • Under-mount Sink • Black Finish tapware and door handles throughout the house • Ducted heating and Evaporative cooling • LED Downlights throughout • Premium timber laminate flooring in common areas and carpet in bedrooms • High-end fixtures and furnishings • Remote controlled Garage • Exposed Driveway and much more. This opportunity that gives you the dream home you always want is not to be missed! CALL Hina 0481 228 433 and Mohit 0483 000 009 to arrange an inspection as this won't last long. Please see the below link for an up-to-date copy of the Due Diligence Check

List: <http://www.consumer.vic.gov.au/duediligencechecklist> DISCLAIMER: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. \*Images for illustrative purposes only\*